

PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, JUNE 27, 2006
6:00PM

1. CALL TO ORDER

Planning Board meeting of June 27, 2006 was called to order at 6PM by Chairman George Urbanneck.

2. ROLL CALL

Chairman George Urbanneck, James Keene, Wayne Patton, Linda Graham, Mike Ryan, Alden Gray, CEO Millard Billings and Recording Secretary Heidi Farley. Rick Nickerson was absent.

Members of the public present were: John Carney, Russell M. Timmons, Kathi Thurston, Geoffrey Young and Emily Beck.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES June 13, 2006

MOTION by Wayne Patton to accept minutes of June 13, 2006 as written, seconded by Alden Gray. Motion failed for lack of quorum.

5. SUBDIVISIONS

None

6. NEW BUSINESS

A. Request to change zoning ordinance to address crowing roosters.

Person requesting change not present.

B. Application submitted by Emma Mitchell for Vincent & Dot Greto to construct a 33foot x36foot one story home. The property is located in the Commercial Fisheries/Maritime Activity Zone on Map 12 Lot 76.

Kathi Thurston represented Emma Mitchell who has a purchase and sale agreement with Vincent and Dot Greto. It was noted by the Board that no lot area was included on the application. Ms. Thurston stated that the lot area is 17,424 sq ft.

After much discussion the Planning Board concluded that the following information needs to be submitted before the application is complete:

1. There is a typo on the purchase & sale agreement listing the date as 20054.
2. The Board needs a signed copy of the purchase & sale agreement.
3. Measurements to the road
4. Measurements to the abutters
5. Location of well
6. Location of septic
7. Copy of valid overboard discharge permit
8. A map with all present structures precisely located
9. A map with all proposed structures precisely located
10. DEP to establish high water mark
11. Measurements from high water mark to house

Ms. Thurston told the Board that Ms. Mitchell's intention is to improve the community and that the old buildings will be torn down.

MOTION by James Keene to table the application until applicant produces items so designated, seconded by Linda Graham. Motion passed 6-0.

- C. Application submitted by Geoffrey P. Young & Emily M. Beck for a Home Occupation permit to provide legal services. The property is located in the Rural Residential Zone on Map 9 Lot 37.

Planning Board agreed that the application meets all the standards for a home occupation.

MOTION by Mike Ryan to approve application submitted by Geoffrey Young and Emily Beck for a home occupation dated 6/16/06, seconded by Linda Graham. Motion passed 6-0.

- D. Application submitted by James Keene for the Tremont Volunteer Fire Department to construct a 17foot x50foot x 30foot high addition onto existing Fire House, canceling previously permitted raising of the roof. The property is located in the Residential/Business Zone on Map 12 Lots 9 & 10.

James Keene recused himself from the Planning Board for this item.

MOTION by Alden Gray to accept application submitted by James Keene for the Tremont Volunteer Fire Department dated 6/18/06 for an addition to the fire house, seconded by Linda Graham. Motion passed 4-0-1. Wayne Patton abstained due to conflict of interest

7. OLD BUSINESS

None

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

Chairman George Urbanneck announced that tonight is James Keene's last night on the Planning Board after eight years; he will be sadly missed and was a huge asset to the Board. Mr. Keene responded that the past eight years had been a real pleasure working with everyone; this was a hard decision but the right time for him to go. Mr. Keene also expressed that he would be willing to stay until a replacement is found and that he will help the new secretary when one is appointed. It was explained that his term was over and he would need to be reappointed. After discussion Mr. Keene decided that he did not wish to seek reappointment.

11. SET DATE FOR NEXT MEETING July 11, 2006

12. ADJOURN

MOTION by Linda Graham to adjourn at 7PM, seconded by Wayne Patton. Motion passed 6-0.

Respectfully Submitted
Heidi Farley

Chairman George Urbanneck